

AGENDA
ZONING REVIEW BOARD
MAY 14, 2015
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

New Cases

1. **U-15-05-** An Ordinance granting a Special Use Permit for the transfer of excess development density from property located at **875 West Peachtree Street (sending parcels) to property located at 1039 Dickson Pl., 1043 Dickson Pl., 1051 Dickson Pl., 1055 Dickson Pl., 1063 Dickson Place, 205 12th St., 215 12th St., 219 12th St. and 223 12th Street (receiving parcels)**; and for other purposes.
OWNERS: American Heritage Medical, Inc.
APPLICANT: WP South Acquisitions, LLC.
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL, CONDITIONAL
ZRB RECOMMENDATION: APPROVAL, CONDITIONAL
2. **Z-15-008-** An Ordinance by Zoning Committee to rezone property located at **(portion of) 515 Fourteenth Street, N.W.** from the MR-5A-C and I-2 (Multifamily Residential-Sector 5-Conditional and Heavy Industrial) District to C-2 (Commercial Service) District, fronting approximately 572 feet on the north side of Fourteenth Street beginning 39 feet from the northeast corner of Flynn Street. Depth: varies Area: approximately 8.794 acres. Land Lot 149, 17th District, Fulton County, Georgia.
OWNER: Georgia Tech Athletic Association, Inc.
APPLICANT: Georgia Tech Athletic Association, Inc.
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL, CONDITIONAL
ZRB RECOMMENDATION: APPROVAL, CONDITIONAL
3. **Z-15-06-** AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS TO AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW SECTION 16-28A.010(52) ENTITLED "CAMPBELLTON ROAD OVERLAY SIGN DISTRICT"; TO DEFINE AND REGULATE THE TIME, PLACE AND MANNER IN WHICH WINDOW SIGNS SHALL BE PERMITTED IN THE DISTRICT; TO AMEND THE OFFICIAL ZONING MAP TO DEFINE THE BOUNDARIES OF THE DISTRICT; AND FOR OTHER PURPOSES.
NPU RECOMMENDATION (P/R): APPROVAL/APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
4. **Z-15-18-** AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO AMEND ORDINANCE 06-O-0142 FOR THE PURPOSE OF AMENDING THE ZONING CONDITIONS FOR 771-795 CHEROKEE AVENUE, S.E. AND 412 GRANT PARK PLACE, S.E., ATLANTA, GEORGIA 30315; AND FOR OTHER PURPOSES. NPU-W Council District 1
NPU RECOMMENDATION: NO ACTION

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

Deferred Cases

5. **Z-14-41-** An Ordinance to rezone from the RG-2/Beltline Overlay District (Residential General-Sector 2) to the MR-4A/Beltline Overlay District (Multifamily Residential) District, for property located at **1763 and 1791 (AKA 1797) PIEDMONT ROAD, N.E.**, fronting approximately 612 feet on the east side of Piedmont Road beginning approximately 50 south of the intersection of Piedmont Road and Montgomery Ferry Road. Depth: varies. Area: approximately 3.38 acres. Land Lot 51, 17th District Fulton County, Georgia.
OWNER: TIM SCHRAGER
APPLICANT: KEVIN S. EDWARDS
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DEFERRAL, JULY 2015
ZRB RECOMMENDATION: DEFERRAL, JULY 2015

6. **Z-14-61-** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) district to the MRC-3 (Mixed Residential Commercial) district for property located at **1099 NORTH AVENUE, N.E. AND 579 NORTH HIGHLAND AVENUE, N.E. (PARCEL NUMBER 14-0015-000-3095)**, fronting approximately 50 feet on the south side of North Avenue beginning approximately 275 feet from the southeast intersection of North Highland Avenue and North Avenue. Depth: approximately 338 feet. Area. 0.7 acres. Land Lot 15, 14th District, Fulton. County, Georgia.
OWNER: JEFFREY P. VANTOSH
APPLICANT: MARK A. DIEDRICH
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL, JUNE 2015
ZRB RECOMMENDATION: DEFERRAL, JUNE 2015

7. **U-14-32** An Ordinance granting a Special Use Permit pursuant to Section 16-18K.004 (1) (3) (a), of the Zoning Ordinance of the City of Atlanta for a **COMMUNITY SERVICES FACILITY**, for property located at **678 JOSEPH E. BOONE BOULEVARD (FORMERLY SIMPSON ROAD), N.W.**, fronting approximately 60 feet on the southwest side of Joseph E. Boone (formerly Simpson Road) and approximately 50 feet from the southeast corner of Sunset Avenue and Joseph E. Boone. Depth: varies. Area: 0.344 acres. Land Lot 110, 14th District Fulton County, Georgia
OWNER: 678 SIMPSON STREET PARTNERS, LLC
APPLICANT: SHARON M. LEWONSKI
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: DEFERRAL, JUNE 2015
ZRB RECOMMENDATION: DEFERRAL, JUNE 2015

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8. **Z-15-04-** An Ordinance by Councilmember Kwanza Hall to rezone from the R-5 (Two Family/ Beltline Overlay District) to the MR-3 (Multifamily Residential/Beltline Overlay District), for property located **504 Rankin Street, N.E.**, fronting approximately 43.7 feet on the north side of Rankin Street and approximately 131 feet east of the northeast intersection of Rankin Street and Rankin Place. Depth: varies. Area: approximately 0.92 acres. Land Lot 47, 14th Fulton County, Georgia.
OWNER: JANINE CLEARLY
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

End of Agenda